Design and Access Statement
Residential Conversion of Nook Barn, Hoylandswaine, Barnsley
12th December 2015

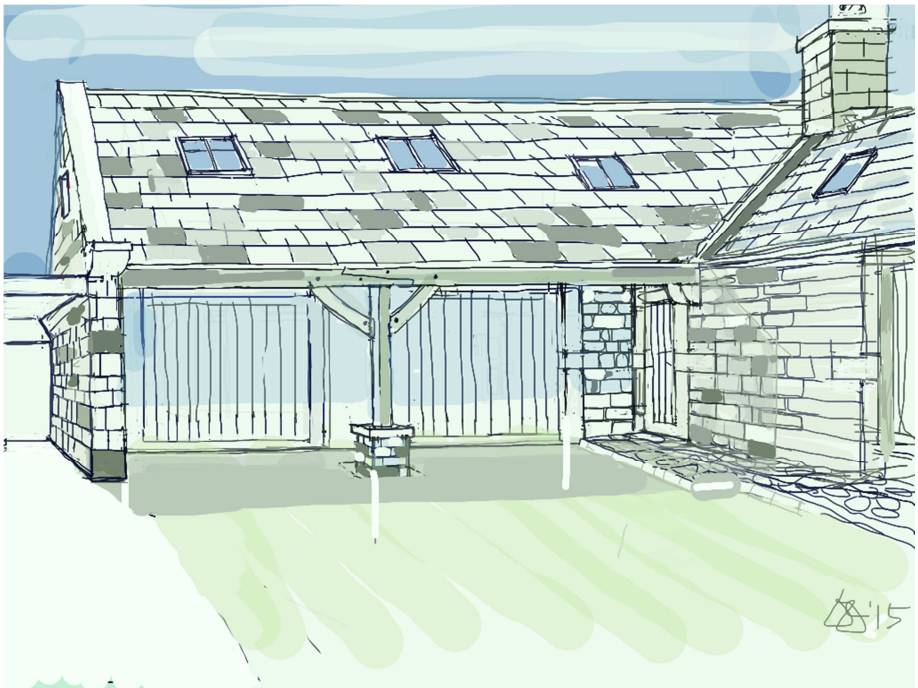
This application is subsequent to an outline application for a bungalow submitted to Barnsley MBC in February 2015, which was withdrawn following discussions with the case officer

Planning Statement
Although the site appears to not lie in the green belt ie within the curtilage of the existing group of buildinga, green belt policies will be integral to the planning issues for this application. The accommodation is fundamentally for agricultural purposes
Pre-application discussions and correspondence with BMBC Planning Department has been very positive

Proposal
The proposal is to provide a 2 bedroom part 2- storey dwelling in the order of 188m^2 in floor area

Design and Site
Bearing in mind the close proximity of Nook Hall and adjacent listed property Nook Barn, it will be necessary to provide a high quality design using natural materials and traditional methods of construction to ensure harmonisation of the proposal with the existing buildings.

Impact
The existing group of 17th Century (and later) buildings (Nook Hall, Nook Barn, and Outbuildings) form a traditional farming courtyard. Surprisingly there has been approval and construction of a recent alteration to the outbuildings which include a modern double garage with gable walls facing into the courtyard forming valley gutters and has a negative impact on Nook Hall and the group as a whole.
The proposal is to turn this gable and have an integrated low roof extending down towards the courtyard, providing shelter for the access door. This roof will be supported on oak beams with pegged scarfed joints, post, stone plinth, wind braces etc. The roof should provide a more positive and enhanced impact to the group as a whole. The proposed garage doors will be recessed and lessen what could be seen as a visual intrusion, unlike the present situation.



Conversion of these outbuildings will be sympathetically undertaken, with walls to be built from coursed natural stone along with quoins and stone plinths.
The ashlar tabling, knee-stones, corbels etc will echo similar details to be found on the existing group of buildings and provide a more appropriate cohesive solution with less negative impact on the adjacent buildings of important heritage.
Additionally a more sympathetically approach will be taken with structural works and re-use of existing materials such as stone heads and cills to new openings.
Combined with the recent sympathetic conversion of Nook Barn this new development, along with the repaired paving stones, will enhance the courtyard feeling. Farming activities still apply to the adjacent Nook Barn with its 45 acres or so and the courtyard will be used for access, loading and unloading, although further farm buildings are used in the fields nearby.
The roofs will be finished in a mix of reused natural blue slates and complementary artificial stone slates including ashlar details at eaves and verges

Access
The existing private driveway from Barnsley Road provides access and includes all existing services, passing points and refuse vehicle turning head. This driveway provides access to 3 existing dwellings and is in general 3m wide. There would be no disturbance to this access or any rights of way

Parking Provision
Two additional car spaces will be provided as part of the overall proposals

Heritage Statement
From pre-application advice from BMBC planning and conservation officers, a listed building application has been included within the planning application
The proposals aim to provide a sympathetic conversion of the outbuildings which complement the adjacent Nook Farmhouse, which has the following listing;

NOOK FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NOOK FARMHOUSE
List entry Number: 1151026

Location

NOOK FARMHOUSE, BARNSLEY ROAD

The building may lie within the boundary of more than one authority.

County:
District: Barnsley
District Type: Metropolitan Authority
Parish: Penistone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Apr-1988
Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS
UID: 334029

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

4/4 PENISTONE BARNSLEY ROAD SE20SE (north side, off), Hoyland Swaine 4/4
Nook Farmhouse

II

Former farmhouse, now disused. C17 with C19 addition at rear. Thinly-coursed rubble. Stone slate roof. Two storeys. Three bays, with rear addition. Quoins. All windows are double-chamfered and are bricked up. Central 4-light window with two mullions removed. Two 2-light windows, that to left with mullion removed, that to right now a doorway. All ground-floor openings under a common hoodmould. One 3-light and one 2-light window to 1st floor, both with one mullion removed. Hollow-chamfered gable coping to left on decorated kneeler. Ashlar stack to left. Left gable has a 2-light window to each floor. Right gable has a lst-floor doorway with cambered lintel, and a 2-light window to the right. Attached to the rear at 90 is a C19 addition which, on its left side, has a 5-light flat-faced mullion window to 1st floor. Interior not inspected. Unoccupied at time of resurvey.

Listing NGR: SE2638404892

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 26384 04892